

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

ASSIGNMENT

The within ground lease is hereby transferred and assigned by the undersigned Triam Corporation, hereinafter referred to as "Assignor" to Caper House, Inc., hereinafter referred to as "Assignee" on the following terms and conditions:

1. That the Assignee assumes all of the terms and conditions of the ground lease herein.
2. That the Assignee pay to the Assignor the sum of Two Hundred (\$200.00) Dollars per month, the first payment to commence on the first day of March, 1970, and the remaining payments due on the first day of each month thereafter during the term of this lease agreement.
3. That the Assignee will allow the Assignor to have installed on the premises described in the ground lease a sign the size and description heretofore agreed upon by Rose's Stores, Inc., and Triam Corporation, advertising Rose's business operation in Northwood Hills Shopping Center which shopping center is operated by the Assignor herein; the Assignee further agrees that certain other signs of tenants of the Northwood Hills Shopping Center may utilize the stanchion and sign apparatus of the Rose's sign for advertising the shopping center tenants.
4. The Assignee agrees that at no time during the term of this lease shall any construction be placed on the premises other than the building now contemplated by the parties without obtaining consent of the Assignor. It being the intent of the parties hereto that in the event the property contiguous to the tract described in the ground lease herein and presently owned by Mrs. Amick be acquired by the Assignor, that the boundary line between the properties will remain clear and free of any constructions so as to allow ingress and egress over the boundary lines between the lots.
5. The Assignee agrees that it will not conduct any activity on the premises described in the ground lease which would violate any of the provisions of that lease agreement entered into between Triam Corporation and Rose's Stores, Inc., on October 27, 1969.

IN THE PRESENCE OF:

TRIAM CORPORATION

By William M. Smith (L.S.)
President

CAPER HOUSE, INC.

By Robert F. Smith III (L.S.)
President

THIS LEASE AND ASSIGNMENT APPROVED:

ROSE'S STORES, INC.

By _____ (L.S.)

At 4:10 P.M.

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